

# PETER KLEMM'S LUXURY REAL ESTATE REPORT YEAR-END 2024

LITCHFIELD COUNTY, CONNECTICUT • \$1.0+ Million Sales

**EXCLUSIVELY LISTED & SOLD 2024**  
3RD HIGHEST SALE WASHINGTON 2024



**SOLD!**

**Private Sale**  
WASHINGTON, CT ASK \$5.25m

**EXCLUSIVELY LISTED & SOLD 2024**  
HIGHEST SALE LAKE WARAMAUG 2024



WASHINGTON, CT ASK \$5.25m

**Private Sale**

**SOLD!**

NEW PRESTON, CT ASK \$5.2m

**EXCLUSIVELY LISTED & SOLD 2024**



**SOLD!**

WASHINGTON DEPOT, CT ASK \$3.5m

**EXCLUSIVELY LISTED & SOLD 2024**



**SOLD!**

WASHINGTON, CT ASK \$3.25m

*#1 for Selling & Renting Fine Country Properties!*

STATE OF THE MARKET  
YEAR-END 2024



PETER  
KLEMM  
SELLS

2024 was busier than anticipated given the uncertainty of our Presidential election and economy coupled with the instability surrounding geopolitics.

For 2024, there were 29% more luxury (\$1.0+ million) sales vs. 2023 representing a 27% jump in total sales growth along with a record \$12 million sale, matching the all-time Litchfield County sales record. The average price for luxury (\$1.0+ million) properties decreased just 2% vs. 2023 indicating stable prices. And the number of days on the market declined approximately 20% year over year.

For 2024, KLEMM, once again led the luxury (\$1.0+ million) market in Litchfield County, maintaining the #1 market share among ALL brokers, which is indicative of our loyal following, steadfast service and commitment to our clients. KLEMM listed and sold more \$1.0+ million properties during 2024 throughout Litchfield County than any other brokerage. KLEMM sold 4 of the top 10 sales countywide, including the 3rd highest sale countywide for \$6.25 million.

Klemm is proud to claim record-breaking sales for 2024 in the towns of Bridgewater, Goshen, Roxbury, Sharon, Southbury, Torrington & Woodbury.

Looking ahead, given less uncertainty and a dearth of luxury inventory, we continue to expect fewer overall sales at increased prices. Call me to discuss Klemm "private properties."

Sincerely,

Peter Klemm

Peter Klemm is ranked as the #1 Agent in Litchfield County, CT with over \$2 billion in real estate sold!

*Peter is ranked as the #1 Agent in Litchfield County and #5 in Connecticut for 2012-2024 based on annual sales volume. Peter is also one of the best agents in America based on annual sales volume in the 2022 Real Trends The Thousand annual real estate survey, as advertised in the Wall Street Journal. Peter has been selected as one of the nation's "Top 250 Realtors" for 2012 - 2018 based on individual sales volume in the Real Trends The Thousand survey, as advertised in the Wall Street Journal. He was also named "Best Real Estate Agent" in the October, 2021 Issue of Top Agent Magazine.*

Source: SmartMLS, CC & DC MLS, MHMLS and Klemm Private Sales 1/1/97 - 12/31/24



EXCLUSIVE LISTING



SALISBURY, CT



Linden Hill Farm. Magnificent Country Estate. Exquisitely Renovated Georgian Revival. Guest & Caretakers Houses. Pool & Pool House. Commercial-size Gym. Barn. Tennis Court. Berkshire Views. 71.56± Acres. \$11,950,000. Peter Klemm. 917.864.4940.

PETER KLEMM SELLING!

PETER KLEMM SOLD 2024



SOLD! ROXBURY, CT ASK \$3.495m

PETER KLEMM SOLD 2024  
HIGHEST LAND SALE WASHINGTON 2024



SOLD! WASHINGTON, CT ASK \$3.35m

PETER KLEMM SOLD 2024



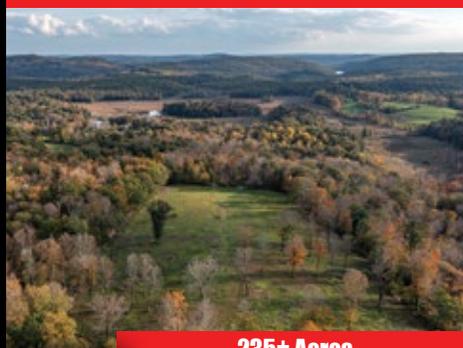
SOLD! NEW PRESTON, CT ASK \$3.195m

EXCLUSIVELY LISTED & SOLD 2024



SOLD! WASHINGTON, CT ASK \$2.495m

EXCLUSIVELY LISTED & SOLD 2024



SOLD! 235± Acres  
LITCHFIELD, CT ASK \$2.395m

EXCLUSIVELY LISTED & SOLD 2024



SOLD! NEW PRESTON, CT ASK \$1.495m

# EXCLUSIVES

## EXCLUSIVE LISTING



**WASHINGTON, CT**

**Uber Luxe Country House. Double Story Entrance Foyer. 5 En-Suite Bedrooms. 4 Fireplaces. 2-car Attached Garage. Professionally Landscaped. 15.23± Acres. Price Upon Request.**

## EXCLUSIVE LISTING



**WASHINGTON, CT**

**The Barr & Abel Calhoun Farm. 4 Bedroom 1800's Farmhouse. 2 Bedroom Post & Beam 1800's Guesthouse. Large Barn. Lush Gardens. Historic District. Rare! 24± Acres. \$3.250.000.**

## EXCLUSIVE LISTING



**GOSHEN, CT**

**Sprawling Colonial with 100' of Woodridge Lake Frontage. 6 Bedrooms. 3 Fireplaces. Pool with Spa. Outdoor Fireplace. Large Barn with Paddocks. 2 Ponds. Abuts 2 State Forests. 12± Acres. \$2.995.000.**

**Call Peter Klemm For Private Listings  
917.864.4940**

Any buyer/lessee must satisfy himself by inspections or otherwise as to correctness of any information given, written or verbal. No information may be relied upon as fact, and is given entirely without responsibility of Klemm Real Estate, Inc., its associates or seller/lessor. Offering subject to error, omissions, changes or withdrawal without notice. If your property is currently listed for sale with another Real Estate Broker, this is not intended as a solicitation.